

Courtesy Of David Oake Of MaxWell Progressive

# \$1,650,000 - 53309 A Rge Rd 65, Rural Parkland County

MLS® #E4380451

**\$1,650,000**

3 Bedroom, 2.50 Bathroom, 2,074 sqft

Rural on 23.52 Acres

None, Rural Parkland County, AB

Dog lovers & entrepreneurs! This your once in a lifetime opportunity to purchase The Dog Ranch, a successful, turn-key business strategically located at the junction of HWY 16 & HWY 757 at the Magnolia Bridge. Operating the Dog Kennel business will pay for this amazing property for you! The highway frontage gives you even more income potential (such as RV storage, signs/advertising, or a 2nd kennel.) The kennel building is 1800sqft with 23 rooms, each with its own fenced run. The property has miles of trails honeycombed in the hilly forest. The 3500sqft house is impeccable, fully custom built to be low maintenance & luxurious. No paint/drywall, fully pine, triple paned windows everywhere, oversized custom doors w/ ball bearing hinges, an oversized deck on 2 sides of the house, full height walkout basement, a cast-iron Jotul wood-stove, a claw foot tub, all lights on dimmers + a bathroom on each level. The property also has a few out-buildings + an older trailer that could be used as a 2nd residence.

Built in 2010

## Essential Information

MLS® # E4380451

Price \$1,650,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,074
Acres	23.52
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	53309 A Rge Rd 65
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

### **Amenities**

Features	Deck, Dog Run-Fenced In, Insulation-Upgraded, Vaulted Ceiling, Walkout Basement
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Commercial, Private Setting, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2024

Days on Market 362

Zoning Zone 90

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Listing information last updated on March 31st, 2025 at 6:32pm MDT